

Amendment #2 to Council Bill (CB) 118201

Sponsor: Rasmussen
Planning, Land Use, and Sustainability Committee

Minimum size of small efficiency dwelling units

This amendment would require all small efficiency dwelling units to contain at least 220 square feet, including bathrooms, closets, cabinets, appliances, and structural features. This new language would replace existing language in CB 118201 that would require all small dwelling units that are 400 square feet or less and located in a multifamily building to measure an average of at least 220 square feet. The amendment would also increase the minimum net floor area of sleeping rooms in small efficiency dwelling units from 120 square feet, as proposed in CB 118201, to 150 square feet. The content of the amendment is shown below in ~~double strikethrough~~ and double underline.

Section 3. A new Section 23.42.048 is added to the Seattle Municipal Code as follows:

23.42.048 Configuration of dwelling units

B. Small efficiency dwelling units. In all zones small efficiency dwelling units are subject to the following standards. Small efficiency dwelling units are also subject to additional standards specified in the Seattle Building Code and any Director's Rule making interpretation thereof.

1. Sleeping room net floor area. Each small efficiency dwelling unit shall have a sleeping room that has at least ~~120~~150 net square feet of floor area. The floor area occupied by bathrooms, cabinets, closets, appliances, and structural features is not included in calculating the net floor area.

2. Total floor area. The total floor area of a small efficiency dwelling unit, inclusive of bathrooms, cabinets, closets, appliances, and structural features shall be at least 220 square feet. ~~In a building containing small efficiency dwelling units, the average total floor area of the small efficiency dwelling units and other dwelling units in the building inclusive of bathrooms, cabinets and structural features shall be at least 220 square feet. Dwelling units greater than 400 gross square feet are not included in calculating the average total floor area.~~

3. Food preparation area. Each small efficiency dwelling unit shall contain a food preparation area with a cooking appliance that may be portable, such as a microwave, a refrigerator, a sink, and not less than 4 square feet of contiguous countertop work area.

4. Bathroom. Each small efficiency dwelling unit shall contain a bathroom with a toilet, and a shower or bathtub.
